

## Staff Summary Report

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City Council Meeting: 05/19/05

AGENDA ITEM NUMBER 64

**SUBJECT:** This is an introduction and first public hearing for Borden Homes for the designation of the Borden Homes Subdivision as a historic district. The second public hearing is set for June 2, 2005.

**DOCUMENT NAME:** 20050519dsrl03

**PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Introduce and hold the first public hearing for **BORDEN HOMES** (Tempe Historic Preservation Commission, applicant) **Ordinance No. 2005.19 #HPO-2005.30** for designation of the Borden Homes Subdivision as a historic district including code text amendments, consisting of lots 1 through 7, 9 through 62, and 71 through 79, located between Orange Street on the north, and Apache Boulevard on the south, and from McClintock Drive on the east, to Una Avenue on the west.

**REVIEWED UNDER:** ZONING ORDINANCE 808

**PREPARED BY:** Ryan Levesque, Planner II (480-858-2393)

**REVIEWED BY:** Steve Venker, Planning and Zoning Manager (480-350-8920)



**LEGAL REVIEW BY:** N/A

**RECOMMENDATION:** **Staff** – Approval with conditions 1-2.  
**Historic Preservation Commission** – Approval (6-0 vote).  
**Planning and Zoning Commission** – Approval with conditions 1-2 (7-0 vote).

**ADDITIONAL INFO:** This request is for the designation of the Borden Homes Subdivision as a historic district. Located northwest from the intersection of Apache Boulevard and McClintock Drive, the area includes the single-family homes from Orange Street to the southern properties along 12<sup>th</sup> Street, and from the alley west of Una Avenue to the alley east of Butte Avenue. The Borden Homes Subdivision is identified in the *Post World War II Subdivisions In Tempe Arizona; Neighborhood & House-Type Context Development 1945 – 1960*, prepared by Scott Solliday Historian (Solliday 2001) as currently age-eligible for designation as historic districts.

Staff supports the request for Borden Homes Subdivision as a historic district and recommends to the Planning and Zoning Commission and City Council that the property be designated as Tempe Historic Property. **At a public hearing held Thursday, April 07, 2005, the Tempe Historic Preservation Commission approved a recommendation to the Planning and Zoning Commission for this request. At the April 26, 2005 public hearing, Planning Commission recommended approval of this request.**

**ATTACHMENTS:**

1. List of Attachments
- 2-4. Comments
4. Reason(s) for Approval
5. Conditions of Approval / History & Facts / Description

- A. Ordinance No. 2005.19
- B. Location Map
- C. Aerial Photo
- D. Letter of Explanation
- E. Historic District Overview
- F. Years Built of Homes
- G. Site Photos
- H. Historic Preservation Commission recommendation

## COMMENTS:

### Background + Status

On February 14, 2005, Barbra Worthington, Chair of the University Heights Neighborhood Association, submitted an application for designation of the historic 1947 Borden Homes Subdivision on the Tempe Historic Property Register. This submittal was in response to a presentation by the Tempe HPC to approximately 20 Neighborhood Association Members on February 10, 2005, where the eligibility of the district was communicated to property owners who reached consensus to bring forward an application.

The Borden Homes Subdivision is identified in the *Post World War II Subdivisions In Tempe Arizona; Neighborhood & House-Type Context Development 1945 – 1960*, prepared by Scott Solliday, Historian (Solliday 2001) as currently age-eligible for designation as historic districts.

### History + Context

Unprecedented annexation and development during the post World War II period in Tempe established broad patterns of community planning and development that characterize the city today. From 1945 to 1960, more than one hundred subdivisions were opened for development and thousands of homes were built in Tempe. During this fifteen-year period, Tempe's corporate limits increased by a factor of ten, and our historically stable population increased from less than 5,000 to nearly 25,000 persons.

The Tempe Preservation Office recognizes the post-war era as a formative period significant in shaping our modern Tempe. Accordingly, in May 2001, operating under a Federal Historic Preservation pass-through grant from the Arizona State Historic Preservation Office, Tempe contracted with Historian Scott Solliday to conduct a survey and inventory of post-war subdivisions. The survey examined approximately 4,500 properties that were built in Tempe between 1946 and 1960. From this survey, historic property inventory forms were completed for nearly 1,800 individual properties in 62 subdivisions. These subdivisions were evaluated for historic and architectural significance, as well as integrity, and seven subdivisions were identified as currently age-eligible candidates for historic district designation including the historic 1947 Borden Homes Subdivision.

The Tempe Historic Preservation Commission has identified the seven currently age-eligible subdivisions as first tier subdivisions and has recommended to the City to proactively pursue their historic designation as districts. These seven, along with an additional twenty five second tier subdivisions representing the field of candidates for future districts have been designated Cultural Resource Areas in Tempe General Plan 2030.

Platted on October 9, 1947, by J. A. & Annie N. Farnsworth, the Borden Homes Subdivision originally included 79 lots in the area roughly bound by Orange Street, McClintock Drive, Apache Boulevard, and Una Avenue. Proposed district boundaries will designate that portion of the historic subdivision that is single-family residential, which includes 69 properties.

J. A. Farnsworth began selling the first 40 lots in the western portion of the subdivision in 1947, and offered 32 other home sites in the eastern portion, known as "Farnsworth Homes," in 1950. In February 1950, 14 homes were under construction, with plans for starting 18 others. Lot sizes were typically 60' x 130', and the average home built had three bedrooms and 1,130 square feet. Farnsworth kept 300 feet of frontage on State Route 80 for future commercial development including the A. J. Bayless shopping center site. The subdivision was annexed into the city on March 27, 1950, under Tempe City Ordinance Number 201.

### Subdivision Design

The Borden Homes Historic District exhibits a high degree of integrity at both the subdivision and parcel levels of analysis. Additionally, based on field recognizance undertaken by the Tempe Historic Preservation Commission in November 2004, this district has a frequency of contributing properties above the 88 percent level.

The original subdivision design concept is clearly intact at Borden Homes with the U-shaped street configuration resulting in an interesting subdivision layout overall. At the northern reach of the commercial frontage along Apache Boulevard, Una Butte Avenue divides in graceful curves to form the central neighborhood circulator streets; Una Avenue and Butte Avenue. These streets continue north to the subdivision boundary resulting in four uniform columns of residential lots 60 by 130 feet served by unpaved alleys at the rear of the lots. At the midpoint of these blocks, East Lemon Street enters the subdivision following its stepped east-west alignment connecting the neighborhood to South Dorsey Lane, the midsection collector west of Tomlinson Estates, and to McClintock Drive, the mile-grid arterial at the east. One hundred thirty feet north of the terminus of Una Butte Avenue, Twelfth Street tees from Butte Avenue and maintains a straight alignment east to McClintock Drive, fronted by uniform 60 by 130 feet residential lots to the district extent.

When Farnsworth platted Borden homes on October 9, 1947, Tempe's first zoning ordinance, Ordinance No. 177, was still in effect. The undifferentiated "Residence District" specified street and yard setbacks that remain today with no noticeable variation. Although two or more subsequent zoning ordinances would be adopted before the subdivision reached majority build-out in 1957, the initial standards provided under Ordinance 177 established the basic subdivision character that continued to be adhered to, resulting in a regular streetscape rhythm throughout the Borden Homes Historic District.

The original subdivision layout is complimented by utility infrastructure for electrical service distribution and residential irrigation. Along the unpaved service alleys, power and telephone service is still distributed overhead from wood poles that additionally provide street lighting in some cases. At ground level, irrigation control devices, including delivery gates and lateral valves, are conspicuously part of a functioning system. At the parcel level, the continuing presence of residential irrigation is evidenced in perimeter berms and alfalfa valves maintained by property owners.

### **Landscaped Environment**

As the post-war demand for city services grew, municipal boundaries began expanding to incorporate new neighborhoods as they were built. Landowners in subdivisions outside the city limits often requested annexation to connect to city water and sewer service and to eventually get residential irrigation and paved streets. This was not always the case, however, as some residents resisted annexation to avoid property tax increases. The Tempe City Council considered annexing the area including Borden Homes as early as 1948, but would wait two more years until protest from property owners gradually turned to a desire for irrigation leading to creation of an improvement district for expanded infrastructure. On August 13, 1953, E. W. Daley, Tempe Superintendent of Streets, established Improvement District Number 43, providing additions to Tempe's irrigation system to extend service to the Borden Homes and Tomlinson Estates subdivisions. The historic 1870 Kirkland-McKinney Ditch at the north edge of the University Heights Neighborhood Association boundary is an integral part of Tempe's earliest history and the associated flood irrigation delivered to Borden Homes over more than 50 years has significantly contributed to the present character of the neighborhood.

The concentration of mature mesic vegetation resulting from sustained flood irrigation contributes to the character of the area and creates a distinct microclimate that is discernable on site and has been measured using infrared thermal imaging photography by students at Arizona State University.

### **Architectural Environment**

The Borden Homes Historic District contains numerous transitional early ranch style homes, including approximately forty constructed in row-lock brick masonry. Brick masonry and especially row-lock brick masonry houses are rare to Tempe, and very rare throughout the Valley. Row-lock brick masonry was only used during a brief period before reinforced concrete block largely replaced this method of residential construction. The remainder of the homes in the subdivision are constructed in the more common reinforced block style. Taken together, this collection provides an interesting reflection of the evolution of residential construction technology at the point in time when modern building codes began to have influence in the valley metro area.

### **Summary**

The combination of a high frequency of contributing properties, the continuous presence of flood irrigation and its resulting mature vegetation, along with good integrity of the historic streetscape and formal subdivision layout are significant character defining features of the Borden Homes Historic District.

## Recommendations

Historic Preservation Commission approves the nomination and recommends to the Planning and Zoning Commission and City Council that the Borden Homes Historic District be designated as a Tempe Historic Property (#24) applying Historic Overlay Zoning to the district.

Historic Preservation staff recommends that the character defining features of the neighborhood be preserved and the forces acting against these features be evaluated and the type of alterations that can be occur without adversely affecting these features can be identified. Historic Preservation staff recommends following designation of a historic district, and until such time as district-specific design guidelines can be adopted, the commission shall refer to such professional or commonly recognized standards as may be appropriate and available to ensure the overall neighborhood character will be conserved and enhanced while responding to current trends. The example of the Willow Neighborhood in Phoenix, where the houses are very small and the neighborhood is experiencing large additions to the homes that will eventually overwhelm the character of the historic neighborhood, should be considered.

The Development Services staff recommends approval of the designation for Borden Homes as a historic district. Staff also recommends that lot 63 of the Borden Homes Subdivision should be included in the request for a Historic District. This property, although zoned R-2, Multi-Family Residential, was built with the same character features as homes located to the west of this lot, which are to be included in the historic district. Condition #1, recommended by the Commission provides for this.

However, lot 71 of the Borden Homes Subdivision may not be considered a contributing property to the Borden Homes Historic District. This property currently zoned R1-6, Single-Family, was built in 1971 as a duplex apartment. This property has similar features of other multi-family zoned properties to the east of the proposed historic district. Additional research is required to verify the status of this property as a legal non-conforming use. If this is the case, then staff recommendation to the Commission/Council is that this lot not be included in this request. Condition #2, recommended by the Commission provides for this.

Additionally, the City Council may consider at this time, guidelines specific to the Borden Homes Historic District. The purpose of the overlay regulations would be to preserve the character defining features from the period of significance. Character defining features may be preserved by including the following regulations for the district:

- Require subdivision plats hold a public hearing;
- Maintain flood irrigated lots;
- Preserve existing sidewalk design;
- Use of public alleys;
- Ensure efforts to conserve and enhance the mature trees; etc.

These items, if desired, could be considered part of the code text amendment, which would create a new Part 5, Chapter 5, Borden Homes Historic District. If Council desires this to occur, staff will consider the appropriate method and return to the Council for direction.

## REASON(S) FOR APPROVAL:

1. The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code. The following criteria are established for designation of an historic district:
  - (1) The district consists of an area in which are located a substantial concentration of properties, buildings or structures which individually meet the criteria in subsection (a) of this section above, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development; district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines; other district boundaries coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and other noncontributing properties or vacant parcels are included where necessary to create appropriate boundaries.
2. The Historic Preservation Office recommends approval for the nomination that the Borden Homes Subdivision be designated as a historic district.
3. This area is identified on the General Plan 2030 Projected Residential Density map as a Cultural Resource Area, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study.

## CONDITIONS OF APPROVAL:

1. Lot number 63 of the Borden Homes Subdivision shall be included within the designation of the Borden Homes Historic District, for reasons that this property is considered to have character defining features significant to this area.
2. Lot number 71 of the Borden Homes Subdivision shall be removed from consideration within the designation of the Borden Homes Historic District, for reasons that this property does not contribute to the character defining features from the period of significance.

## HISTORY & FACTS:

|                    |  |
|--------------------|--|
| October 9, 1947    | Borden Homes Subdivision platted.  |
| September 16, 1948 | Tempe's second zoning ordinance went into effect, Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail.  |
| March 27, 1950     | Borden Homes Subdivision was annexed into the city, under Tempe City Ordinance Number 201.   |
| October 11, 1951   | Tempe's third zoning ordinance went into effect, Ordinance No. 209.  |
| June 12, 1952      | Tempe City Council adopted the 1949 Edition of the Uniform Building Code, as Section 301(a) of the Tempe City Code, the first Tempe building regulation to provide minimum standards to safeguard life, limb, health, property and public welfare. |
| August 13, 1953    | E. W. Daley, Tempe Superintendent of Streets, established Improvement District Number 43, which included the Borden Homes Subdivision.   |
| February 6, 1957   | Tempe's fourth zoning ordinance went into effect, Ordinance No. 268.   |
| 1983               | Janus Associates, <i>Tempe Historic Property Survey: and multiple resource area nomination to the National Register of Historic Places</i> . Tempe Historical Society.   |
| 1997               | Ryden Architects, <i>City of Tempe Multiple Resource Area Update</i> . City of Tempe Historic Preservation Office.   |
| 2001               | Scott Solliday, <i>Post World War II Subdivisions Tempe, Arizona: 1945-1960; Neighborhood &amp; House-type Context Development</i> . Tempe Historic Preservation Commission.   |
| April 26, 2005     | Planning and Zoning Commission recommend approval for Borden Homes for designation of the Borden Homes Subdivision as a historic district.   |

## DESCRIPTION:

Owners – multiple owners  
Applicant – Historic Preservation Commission  
Existing zoning – R1-6

### Borden Homes

|                       |                                  |
|-----------------------|----------------------------------|
| Total site area –     | 12.3 net acres; 16.3 gross acres |
| Total Lots –          | 69 lots                          |
| Lot Dimensions (typ.) |                                  |
| Width –               | 60 feet                          |
| Length –              | 130 feet                         |
| Avg. building area –  | 1,130 square feet                |

## ORDINANCE NO. 2005.19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS, AND A CODE TEXT AMENDMENT PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 6, CHAPTER 3, SECTION 6-304.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by designating the below described properties as the Borden Homes Historic Overlay District on 12.3 net acres.

### LEGAL DESCRIPTION

Lots 1 through 7, 9 through 50, 52 through 63, and 72 through 79 of Borden Homes Subdivision according to Book 40 of Maps, Page 3, Maricopa County Recorder.

**Section 2.** That Part 5, Chapter 5, is hereby added pursuant to the provisions of Zoning and Development Code Part 6, Chapter 3, Section 6-304, to read as follows".

## **CHAPTER 5 – BORDEN HOMES HISTORIC OVERLAY DISTRICT**

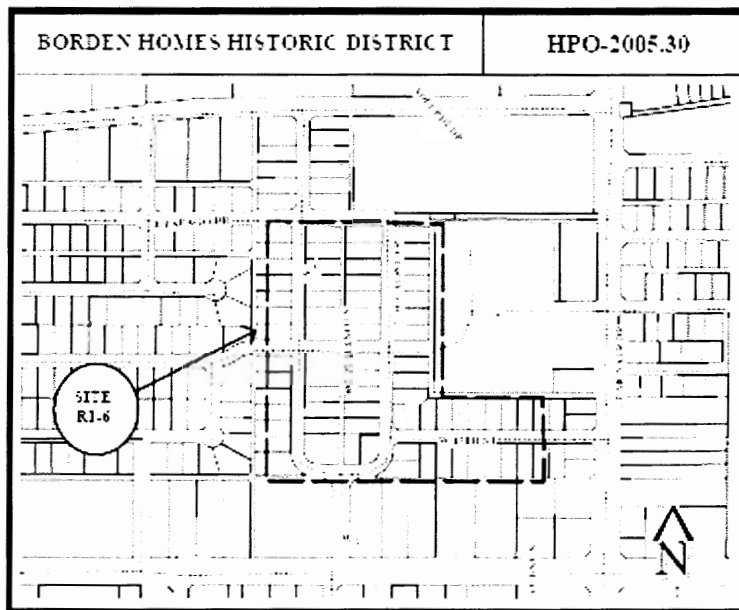
### **Section 5-501 Purpose.**

The purpose of the Borden Homes Historic Overlay District is to provide protection for significant properties which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties.

### **Section 5-502 Boundaries.**

The location and boundaries of the Borden Homes Historic Overlay District are established as shown on the map entitled "Zoning Map, City of Tempe", dated February 19, 2005, as amended. Properties in the Borden Homes Historic Overlay District include all single-family zoned parcels located on lots 1 through 7, 9 through 50, 52 through 63, and 72 through 79 of Borden Homes according to Book 40 of Maps, Page 3, Maricopa County Recorder.

Figure 5-102. Borden Homes Historic Overlay District



### Section 5-503 General Regulations.

- A. Historic Preservation.** Maintaining the historic character and integrity of the Borden Homes Historic Overlay District is central to historic designation. Preservation of community cultural resources contributes to the stabilization of neighborhoods and encourages complementary design of alterations and renovations within historic districts, and for contemporary buildings developed on properties adjacent to historic districts. The Tempe Historic Preservation Program has been developed to encourage individuals, companies, and agencies to undertake programs that will preserve the historical, cultural, and architectural heritage unique to Tempe.
- B. Review Procedure and Criteria.** Application requests through Development Services in the Borden Homes Historic Overlay District will be reviewed by the Tempe Historic Preservation Office or the Tempe Historic Preservation Commission in accordance with the provisions of the Tempe Historic Preservation Ordinance. The standard permitting process shall commence upon completion of preservation review. Preservation review shall evaluate applications in accordance with development standards or criteria established in the following authorities:
1. Tempe Historic Preservation Ordinance. The provisions contained in Chapter 14A of the Tempe City Code, the Tempe Historic Preservation Ordinance, shall apply to all requests for zoning considerations, construction, or major alterations of buildings or site features. Reasonable and fair regulations are included in this chapter as a means of balancing the rights of property owners and the value to the community of these significant properties and sites. The designation of any property or district shall not inhibit uses as permitted by this Code, as adopted and amended by the City Council.



2. Historic Property Nomination. Nomination materials, including the application, supporting information, research materials, and Staff reports and recommendations identify character-defining features of the district relating to the historic period of significance. Conservation and enhancement of these character defining features is the basis for preservation review.
3. Design Guidelines. Subsequent to designation of an historic district, the historic preservation commission will, in cooperation with representatives from the district, and in order to preserve and enhance the distinctive character of the district, adopt design guidelines which shall apply only to the exterior features and general character of contributing properties and alterations thereto, as well as any other new construction within the district as follows:
  - a. District design guidelines will address general aspects such as building materials, massing, scale and proportion of openings and other features, orientation and relative position of buildings and landscape character; as well as specific aspects such as roof forms, textures, color theme, character of signage, window and door types, and other details relative to architectural styles evident in the district;
  - b. District design guidelines will not regulate maximum building height, maximum lot coverage, minimum setbacks, required landscaping, required parking, allowable signs or other provisions of this Code;
  - c. District design guidelines, upon adoption, will be included in the Appendix of this Code;
  - d. Following designation of an historic district, and until such time as district-specific design guidelines can be adopted, the Commission shall refer to the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. The Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards are common sense principles in non-technical language. They help protect our cultural resources by promoting consistent preservation practices. Guidelines are given for preservation, rehabilitation, restoration and reconstruction.
5. Cultural Resource Area. The area of the Borden Homes Historic Overlay District is a Cultural Resource Area identified on the Tempe General Plan Projected Residential Density map. These areas are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas, therefore review procedure and criteria undertaken by preservation review shall conform to the Cultural Resource Area objectives set forth in Tempe General Plan, as amended.

**Section 3.** Further, those conditions of approval imposed by the City Council, **Case #HPO-2005.30** are hereby expressly incorporated in ordinance by this reference.

**Section 4.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Mayor

ATTEST:

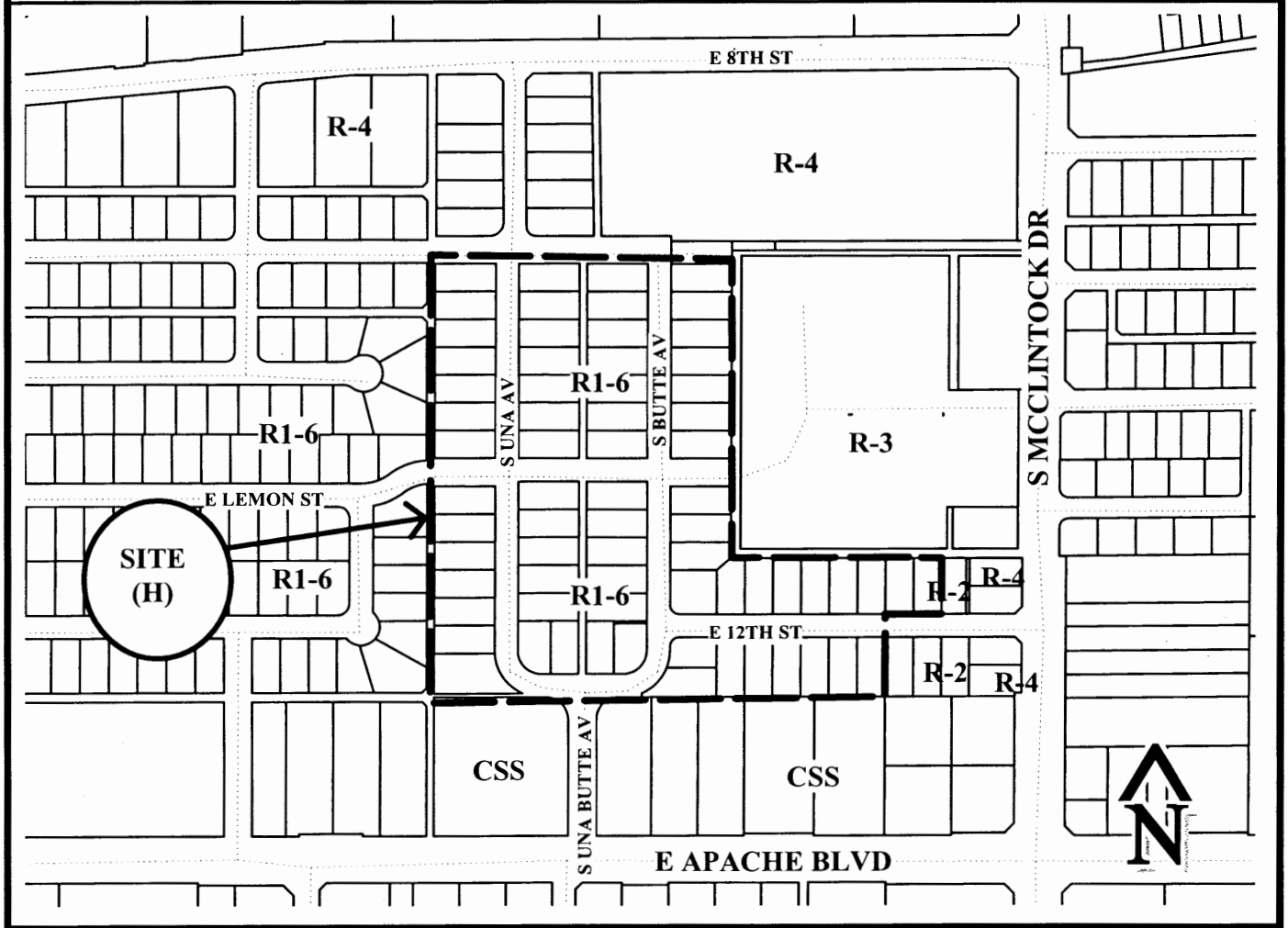
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# BORDEN HOMES HISTORIC DISTRICT

HPO-2005.30





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February 11, 2005

Historic Preservation Officer  
City of Tempe  
Development Services Department  
P. O. Box 5002  
Tempe, Arizona 85280

Dear Mr. Nucci:

This is a request for the Borden Home residential single family section (R1-6) to be considered an Historic Preservation District Area.

Borden Homes, within the University Heights Neighborhood boundaries, North, 8<sup>th</sup> street, West, Dorsey, East, McClintock and South, Apache Boulevard, is a Post WWII subdivision with distinguished architectural style. Irrigated mature landscaped properties. Our irrigation water comes from the Kirkland-McKinney ditch, boundary on the north, was built in 1870 along the historic Old Bankhead Highway built in 1919. Also on this same road aka 8<sup>th</sup> Street is the Pacific Creamery & Lily Milk Company Building built in 1892. The Southern boundary is old US 60 aka Apache Boulevard.

Please note that our area is included in the designated Apache Boulevard Redevelopment boundaries, adopted by Council December 1997.

The neighborhood is in the middle of a cultural and architectural history area and this adds to our Post War distinctiveness and desirability of ownership.

Thank you for your consideration.

Sincerely,

Barbara L. Worbington, Chairperson  
University Heights Neighborhood Association  
1634 East 12<sup>th</sup> Street  
Tempe, Arizona 85281-4359  
Telephone: 480-966-1834

# BORDEN HOMES HISTORIC DISTRICT

plat filed: 9 October 1947

development period: 1947-57

acreage: about 20

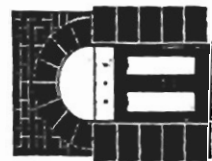
lots: 79

representative styles:  
Ranch [Transitional/Early Ranch,  
American Colonial Ranch]

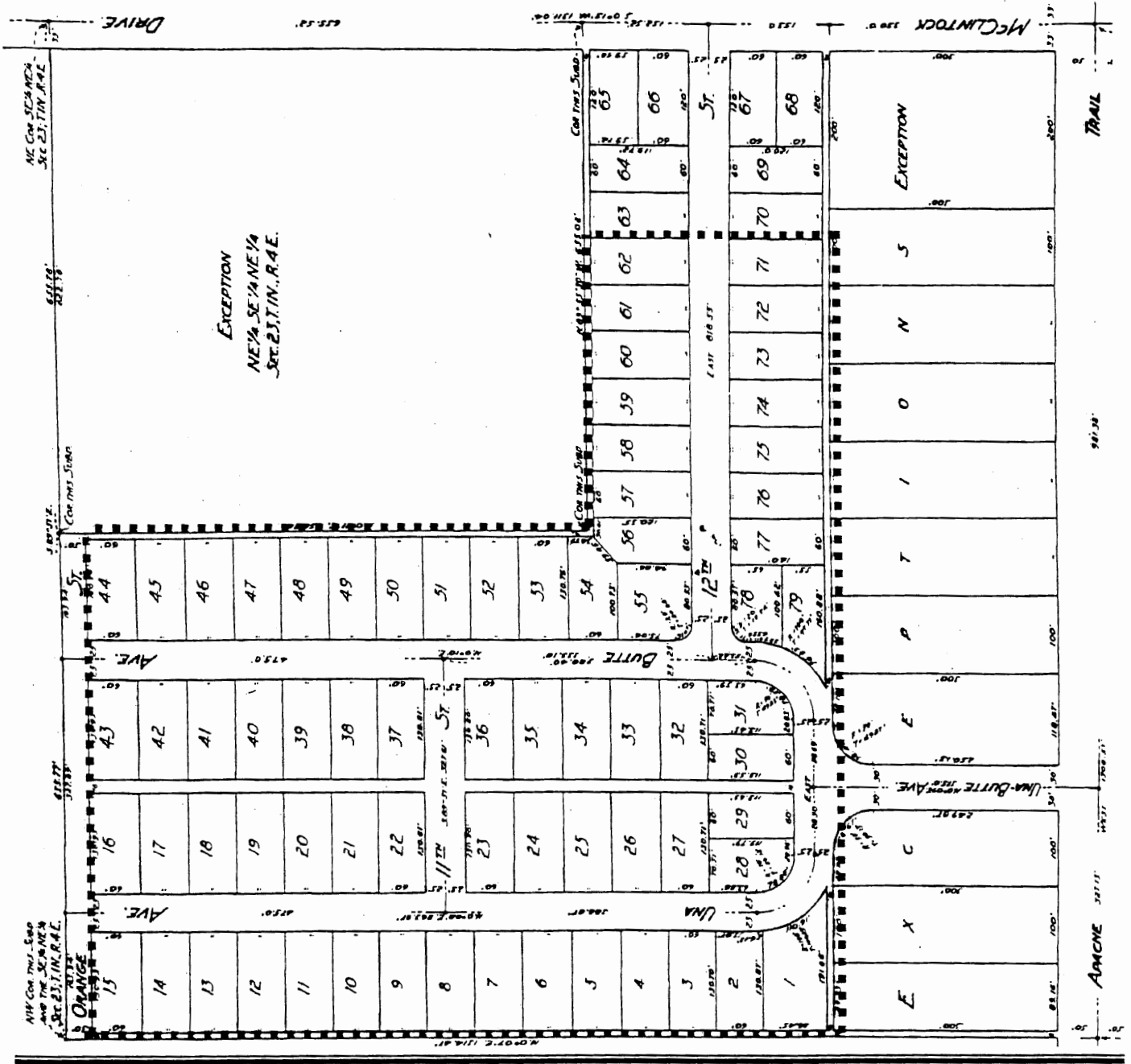
predominant materials:  
concrete block, brick, asphalt shingle roof,  
steel casement windows

landscape elements:  
flood irrigation from Kirkland-McKinney  
Ditch, established / mature vegetation

proposed district boundaries:

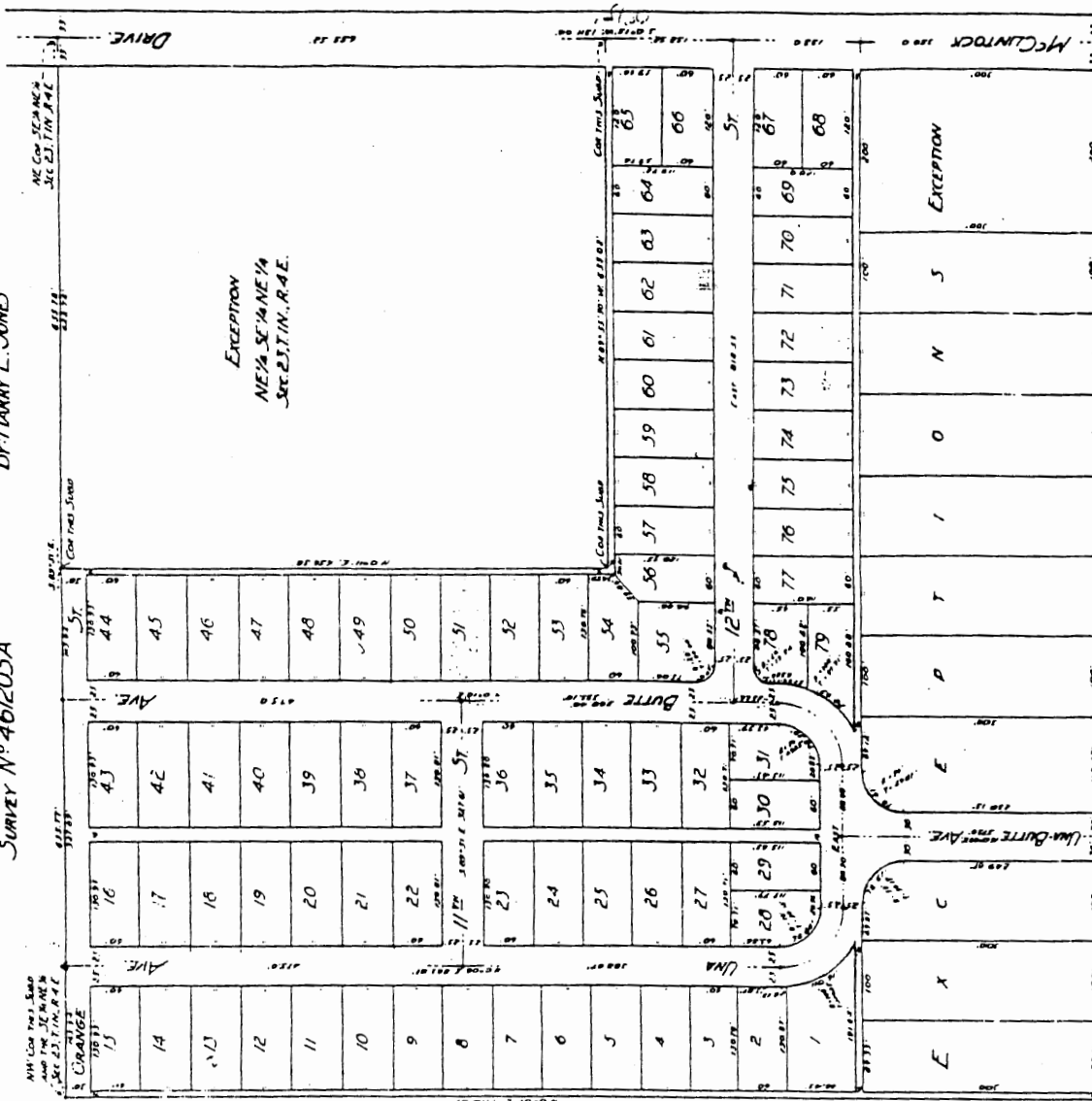


NATIONAL  
HISTORIC  
PRESERVATION



# BORDEN HOMES

A SUBDIVISION OF THE  $5\frac{1}{2}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  & NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ,  
SECTION 23, T1N, R4E, MARICOPA COUNTY, ARIZONA.  
BY HARRY E. JONES  
SURVEY NO 461205A



## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA  
KNOW ALL MEN BY THESE PRESENTS That J. A. Fortmeyer  
and Anne N. Fortmeyer, his wife, owners of the NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$   
and the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 23, T1N, R4E, G4SRM, Maricopa  
County, Arizona, Except the following described parcels, be-  
ginning at the SE corner of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Thence N 0° 05' E 300.13 ft  
along the South line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Thence N 0° 05' E 300.13 ft  
Thence N 0° 05' E 300.13 ft along a 30ft radius curve to the right  
Thence East 502.12 ft parallel to the South line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$   
to the East line thereof, Thence S 0° 15' W 350.00 ft along the East  
line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  to the place of beginning, Also beginning  
at a point on the South line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  which bears West  
101° 30' from the SE corner thereof, Thence West 289.03 ft along  
the South line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Thence N 0° 07' E 350.00 ft paral-  
lel to the East line of the West line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Thence  
S 0° 15' W 350.00 ft along the South line of said SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Thence  
Southwesterly 78.61 ft along a 30ft radius curve to the right, Thence  
S 0° 09' W 299.07 ft to the place of beginning, have caused the  
premises to be surveyed and subdivided under the name of  
BORDEN HOMES and hereby publish this plat as and for the  
plat of said BORDEN HOMES and hereby declare that said  
plat sets forth the location and gives the dimensions of the lots  
streets and alleys constituting same, and that each lot and  
street shall be known by the number or name given to each  
respectively as and to said plat, and we hereby dedicate to the public  
for use as such the streets and alleys shown on said plat and  
included in the above described premises.  
IN WITNESS WHEREOF we have hereunto set our hands and  
seals this 24th day of October, 1947

J. A. Fortmeyer  
Anne N. Fortmeyer

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
On this 1st day of October,  
1947, before me, the undersigned officer,  
personally appeared J. A. Fortmeyer and  
Anne N. Fortmeyer known to me to be  
the persons whose names are subscribed  
to the within instrument and acknowledging  
that they executed the same for the  
purpose therein contained  
IN WITNESS WHEREOF I hereunto set  
my hand and official seal.  
My commission expires April 21, 1957



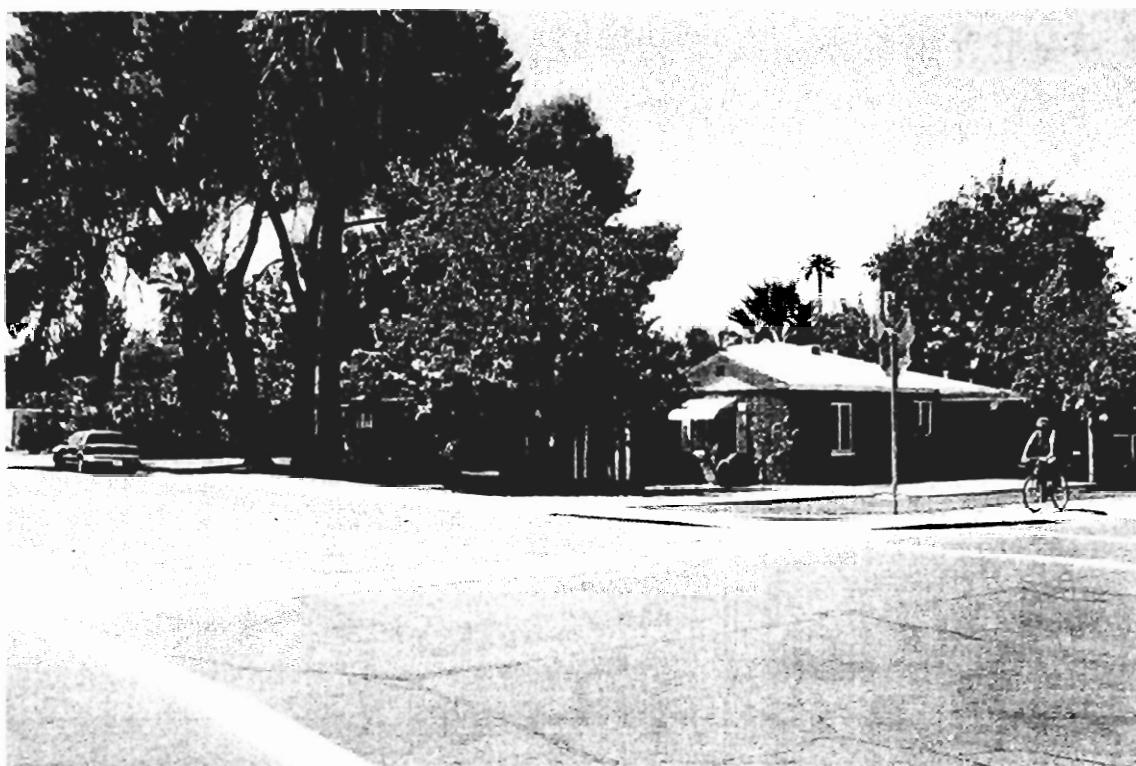
CERTIFICATE OF SURVEY  
This is to certify that the survey  
and subdivision of the premises  
as described and platted herein  
was made under my direction by  
H. A. Jones during December 1946

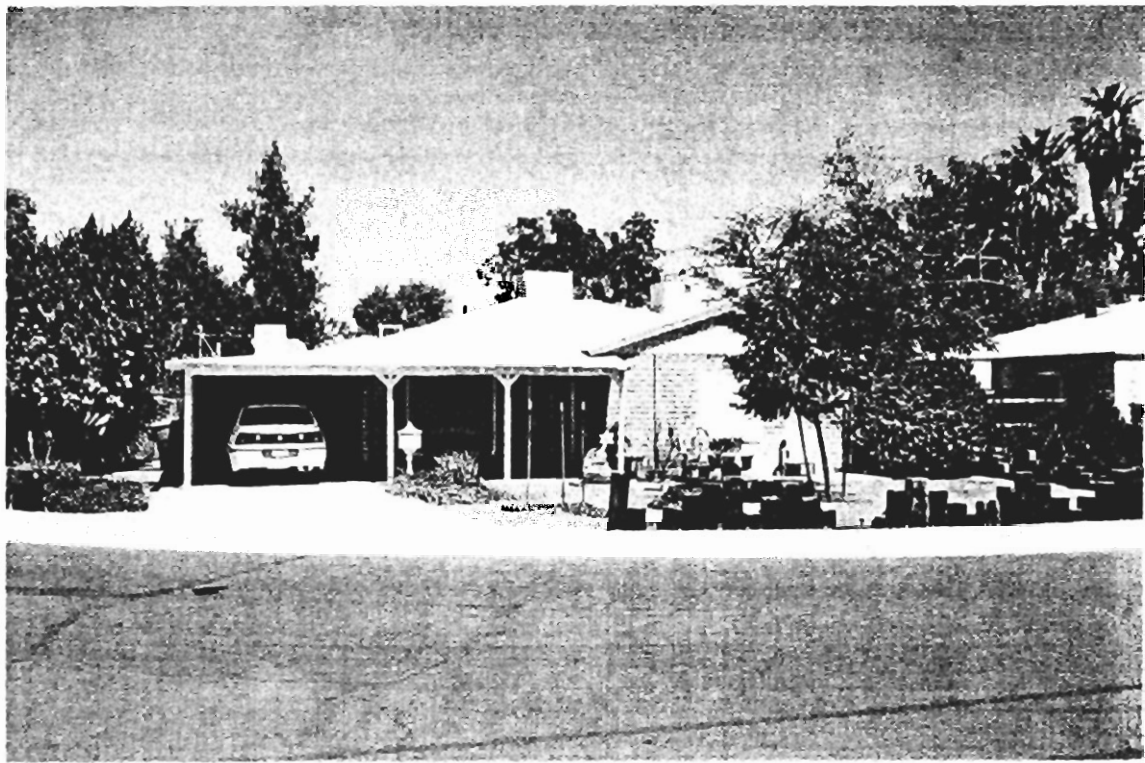
Harry E. Jones  
Registered Civil Engineer

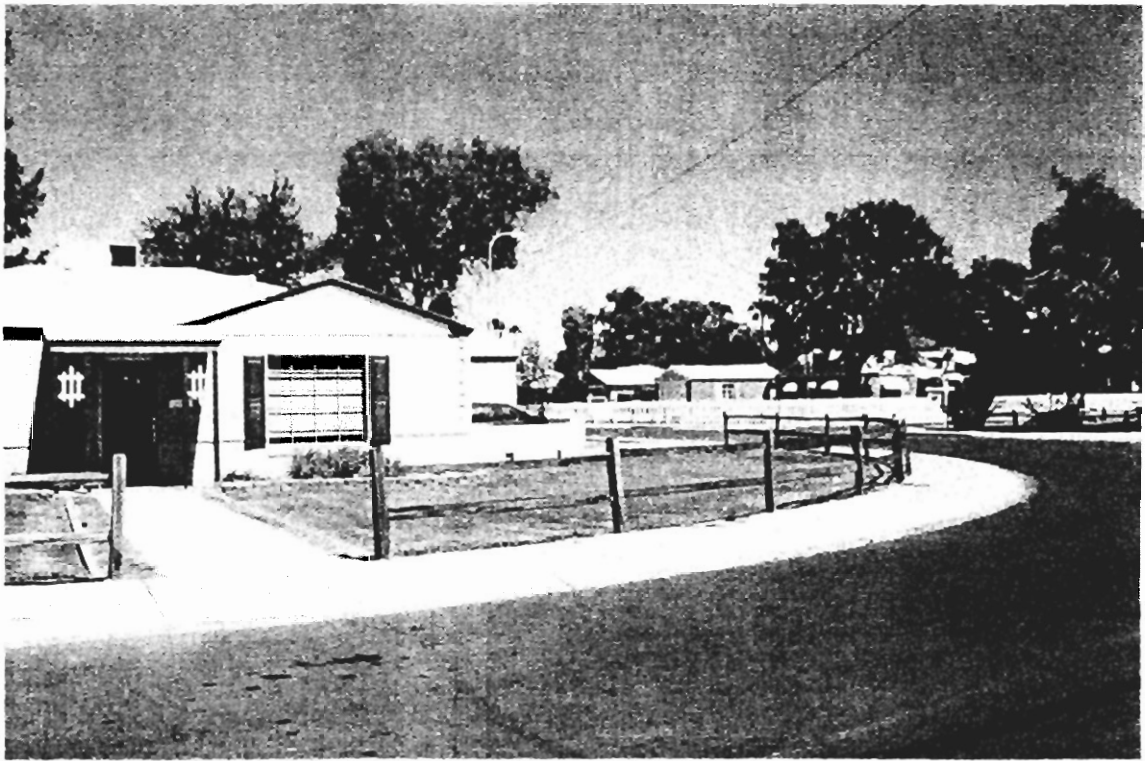
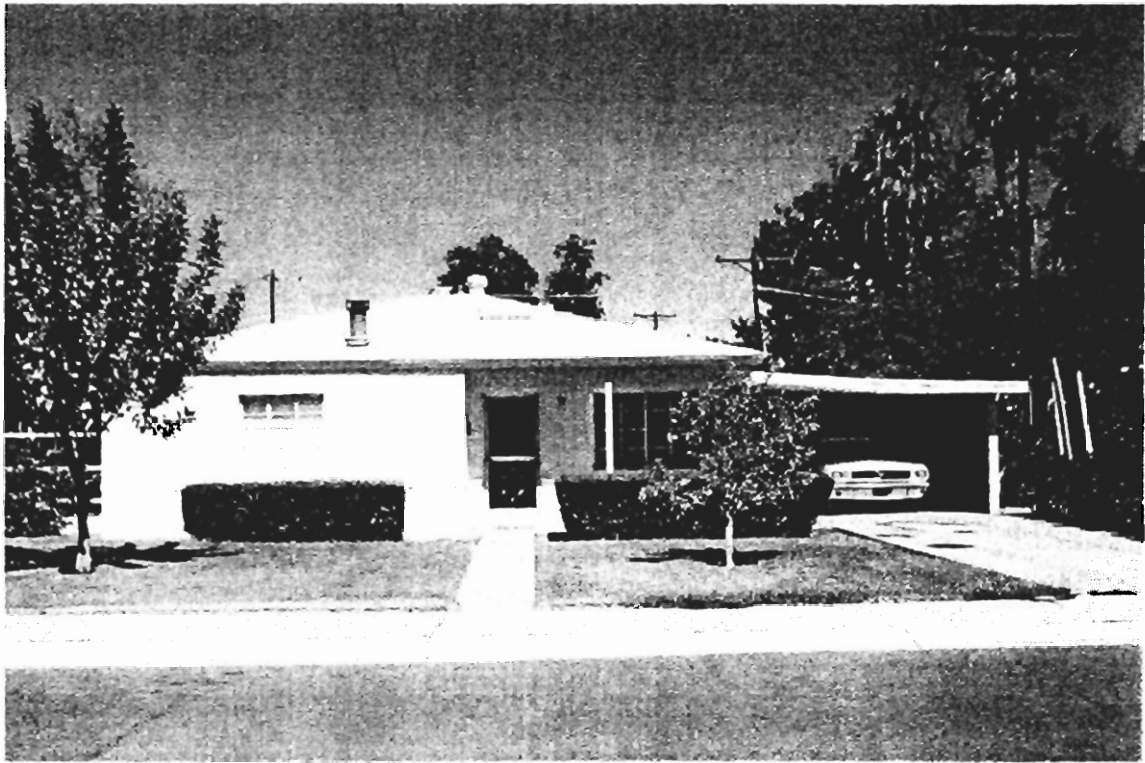
## BORDEN HOMES SUBDIVISION

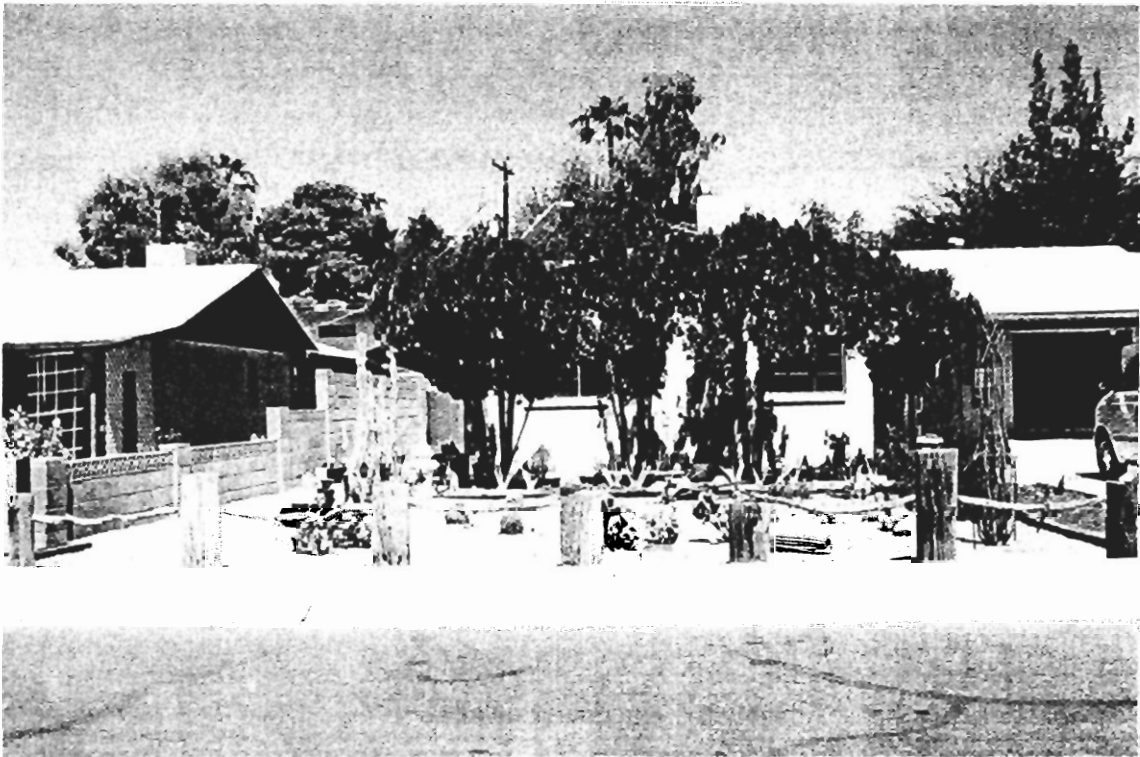
| <u>Lot #</u> | <u>Year Built</u> | <u>Lot #</u> | <u>Year Built</u> | <u>Lot #</u> | <u>Year Built</u> |
|--------------|-------------------|--------------|-------------------|--------------|-------------------|
| 1            | 1948              | 25           | 1956              | 48           | 1949              |
| 2            | 1948              | 26           | 1950              | 49           | 1949              |
| 3            | 1948              | 27           | 1950              | 50           | 1949              |
| 4            | 1948              | 28           | 1956              | 52           | 1947              |
| 5            | 1948              | 29           | 1950              | 53           | 1950              |
| 6            | 1948              | 30           | 1950              | 54           | 1950              |
| 7            | 1947              | 31           | 1950              | 55           | 1955              |
| 9            | 1947              | 32           | 1950              | 56           | 1955              |
| 10           | 1945              | 33           | 1950              | 57           | 1954              |
| 11           | 1945              | 34           | 1950              | 58           | 1971              |
| 12           | 1945              | 35           | 1950              | 59           | 1955              |
| 13           | 1945              | 36           | 1950              | 60           | VACANT            |
| 14           | 1945              | 37           | 1950              | 61           | 1945              |
| 15           | 1948              | 38           | 1950              | 62           | 1967              |
| 16           | 1950              | 39           | 1950              | 71           | 1971              |
| 17           | 1950              | 40           | 1950              | 72           | 1955              |
| 18           | 1950              | 41           | 1950              | 73           | 1955              |
| 19           | 1950              | 42           | 1950              | 74           | 1956              |
| 20           | 1950              | 43           | 1950              | 75           | 1955              |
| 21           | 1950              | 44           | 1949              | 76           | 1954              |
| 22           | 1950              | 45           | 1949              | 77           | 1954              |
| 23           | 1950              | 46           | 1949              | 78           | 1954              |
| 24           | 1950              | 47           | 1949              | 79           | 1954              |



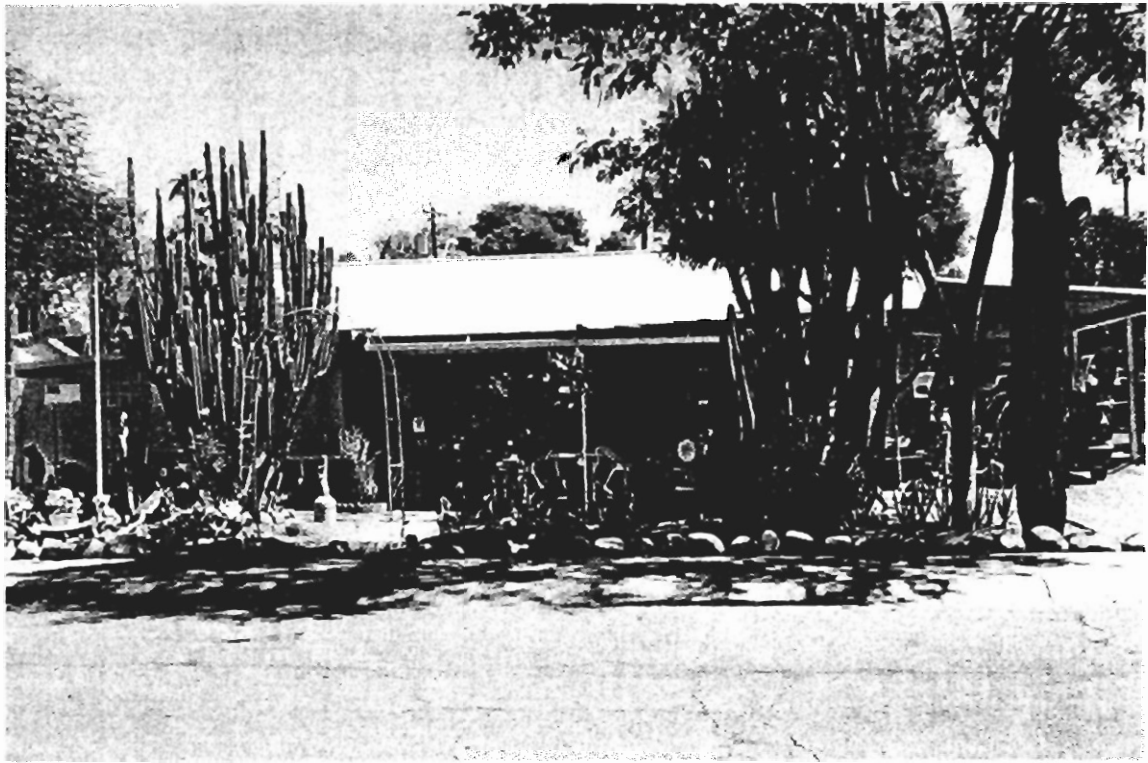
















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The City of Tempe is a  
Certified Local Government,  
in association with the United  
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Tempe Historic  
Preservation Office  
Development Services  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

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480.350.8028  
8579 FAX; 8913TDD



# Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

Friday, April 8, 2005

Barbra Worbington  
University Heights Neighborhood Assoc  
1634 East 12<sup>th</sup> Street  
Tempe, Arizona 85281

Re: Borden Homes Historic District historic designation HPO-2005.30

Congratulations! At a public hearing held Thursday, April 07, 2005, the Tempe Historic Preservation Commission approved a recommendation to the Tempe Planning and Zoning Commission that the historic Borden Homes Historic District be designated an historic property and listed on the Tempe Historic Property Register.

In accordance with the provisions of the Tempe Zoning & Development Code, the Tempe Planning and Zoning Commission will hold a public hearing on Tuesday, April 26, 2005, to take input and formulate a recommendation to Mayor and Council for historic designation. Tempe Planning and Zoning Commission meetings are held at 7:00 p.m. at the Harry E. Mitchell Government Center Tempe City Hall - City Council Chambers 31 East Fifth Street. The outcome of the P&Z hearing will form the basis for a Tempe P&Z recommendation to the Tempe City Council.

The Council will hold two additional public hearings after which they will either approve or deny this designation. Borden Homes Historic District historic designation has been scheduled for public hearings at Council on May 19, and June 2, 2005. **Tempe City Council meetings are held at 7:30 p.m. at the Harry E. Mitchell Government Center Tempe City Hall - City Council Chambers 31 East Fifth Street.** No action will be taken at the initial public hearing as Council's purpose is simply to afford an additional opportunity for public comment. You do not need to attend the initial public hearing at Council, however, HPO respectfully requests your representation at the final step in the public process.

We realize the value of your time and energy in support of the Tempe Preservation program. Please be encouraged that your efforts can make the difference in substantial and sustained benefits to our community. Staff join with the Commission in thanking you for your participation in the conservation and enhancement of our community identity.

Respectfully,

[joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov)

Joseph G. Nucci, Historic Preservation Officer

Cc: Tempe Planning & Zoning Commission c/o Ryan Levesque, Current & Advanced Planning